

## QUITCLAIM DEED

030068

TRANSFER  
TAX  
PAID

36-18

GUY GANNETT COMMUNICATIONS, a Maine corporation with a principal place of business in Portland, County of Cumberland and State of Maine ("Grantor"), for consideration paid, grants to the COLLEGE AVENUE REALTY CO., INC., a Maine corporation of Waterville, County of Kennebec and State of Maine and whose mailing address is 198 College Avenue, Waterville, Maine 04901 ("Grantee"), with QUITCLAIM COVENANT, a certain lot or parcel of land with buildings thereon situated in Waterville, County of Kennebec and State of Maine and bounded and described as follows to wit:

Beginning at a steel pin marking the intersection of the easterly line of the Airport Road and the southerly line of land conveyed to Standard Electric Company by the City of Waterville, July 21, 1980, and recorded in the Kennebec County Registry of Deeds in Book 2307, Page 296, July 21, 1980; thence on a May 1979 magnetic bearing of south fifty-three degrees fifty-five minutes east (S 53° 55' E) along the southerly line of land of Standard Electric Company and land retained by the City of Waterville, a distance of five hundred seventy and two tenths (570.2') feet to a steel pin; thence south forty-seven degrees nineteen minutes west (S 47° 19' W) along land retained by the City of Waterville, said line also marking the building restriction line of the Waterville-Robert LaFleur Airport a distance of two hundred ninety and eight tenths (290.8') feet to a steel pin; thence north fifty-seven degrees forty-six minutes west (N 57° 47' W) along the land retained by the City of Waterville a distance of four hundred sixty-eight and seven tenths (468.7') feet to a steel pin in the easterly sideline of the Airport Road; thence north twenty-seven degrees fifty-one minutes east (N 27° 51' E) along the easterly line of the Airport Road a distance of three hundred twenty and zero tenths (320.0' +/-) feet, more or less, to the point of beginning.

The herein described parcel of land contains three and fifty-eight hundredths (3.58 Ac. +/-) acres, more or less, and is a portion of the land conveyed to the City of Waterville by Arthur Veilleux and Beatrice Veilleux dated July 10, 1941, and recorded in the Kennebec County Registry of Deeds in Book 770, Page 600.

This parcel is subject to the right of the City of Waterville for the use and benefit of the public, a right of flight for the passage of aircraft in the airspace above the surface of the real property hereinbefore-described, together with the right to cause in said airspace such noise as may be inherent in the operations of aircraft, now known or hereafter used for navigation of or flight in said airspace, for land on, taking off from, or operating at Waterville-Robert LaFleur Airport.

The Grantee expressly agrees, for itself, its successors and assigns as a covenant running with the land, to restrict the height of structures, including appurtenances, objects of natural growth and other objects of development on the hereinbefore-described real property to a height of not more than 366' above mean sea level along the easterly

36-18

property line of said property, thence rising in a westerly direction on a 7:1 slope (1' vertically upward for each 7' horizontally outward) to a height of 433' above mean sea level along the westerly line; westerly direction being perpendicular to the centerline of Runway 5-23.

The Grantee agrees, for itself, its successors and assigns as a covenant running with the land, to prohibit on the real property hereinbefore described any activity that would interfere with or be a hazard to the flight of aircraft over the land or to and from the WATER-ROBERT LaFLEUR AIRPORT, or which would interfere with air navigation and communication facilities serving the airport.

The Grantee agrees, for itself, its successors and assigns, as a covenant running with the land, that it will not erect any manmade object or install and use any exterior lighting without the prior written approval of the City of Waterville; and that it will not alter or change the location or height of any buildings or appurtenance thereto or any structure, or alter or change the vertical or horizontal angle, type, location or height of any exterior lighting fixture, without subsequent prior written approval of the City of Waterville.

The above described parcel is shown as Lot 4 on Plan E-83122, recorded in the Kennebec County Registry of Deeds and is subject to the restrictions as described in this plan and as described in Book 2633 at Page 162.

The above described parcel is also subject to the following easements:

1. Central Maine Power Company easement given by the City of Waterville dated November 20, 1968 recorded February 14, 1969 in Book 1487 Page 831.
2. Waterville Sewerage District easement given by the City of Waterville dated September 20, 1972 recorded October 9, 1972 in Book 1598 Page 762.
3. New England Telephone & Telegraph Company and Central Maine Power Company easement given by Guy Gannett Publishing Co., dated December 9, 1983 recorded January 1, 1984 in Book 2647 Page 176.

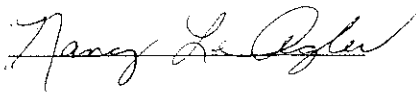
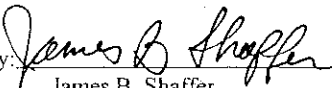
Being the same premises conveyed to Guy Gannett Publishing Co. from the City of Waterville by deed dated November 17, 1983 November 22, 1983 in the Kennebec County Registry of Deeds in Book 2633, Page 162.

On December 14, 1993, Guy Gannett Publishing Co. changed its name to Guy Gannett Communications.

IN WITNESS WHEREOF, GUY GANNETT COMMUNICATIONS has caused this deed to be duly executed by James B. Shaffer, President of Guy Gannett Communications, hereunto duly authorized, this 13<sup>th</sup> day of November, 1996 to be effective on November 15, 1996, the actual day of delivery.

WITNESS:

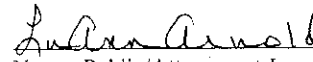
GUY GANNETT COMMUNICATIONS

By:   
James B. Shaffer  
Its PresidentSTATE OF MAINE  
CUMBERLAND, SS.

November 13, 1996

Personally appeared the above named James B. Shaffer, President of Guy Gannett Communications and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of Guy Gannett Communications.

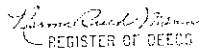
Before me,

  
Notary Public/Attorney-at-LawPrint Name: LuAnn ArnoldCommission Expires: Oct. 8, 2001

mjg/gannett/Colldeed

RECEIVED REGISTERED SS.

96 NOV 18 AM 9:00

ATTEST:   
REGISTER OF DEEDS